

**Minutes of Meeting
Grafton Planning Board
February 8, 2010**

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GRAFTON, MA.

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A regular meeting of the Grafton Planning Board was held on Monday, February 8, 2010 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman, Robert Hassinger, Clerk Peter Parsons, Heath Christensen, Stephen Qualey and Associate Member Sadie Miller. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m.

APPROVAL NOT REQUIRED PLAN - ANR 2010-1 ASHLAWN REALTY TRUST, C/O PETER ADAMS - MILLBURY STREET & CROSBY ROAD

Mr. Bishop reviewed the ANR plan with the Board and stated that all three lots had the required frontage either on Millbury Street or Crosby Road.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to endorse ANR 2010-1 and to authorize the Town Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 5 to 0.

REQUEST FOR BOND REDUCTION - "FOREST HILLS" - PHASE VII - COMMONS DEVELOPMENT GROUP, INC., PETITIONER

Mr. Bishop noted there was additional information the Board had requested at the last meeting and that written confirmation has been received from Graves Engineering, Inc. regarding supporting a bond amount of \$28,500.00; Mr. Bishop added that the Board is in receipt of a letter from the President of the Condo Association accepting responsibility for operation and maintenance for Phase VII infrastructure.

Jack McBride again requested the Board consider reducing the surety being held to the \$28,500.00 amount, which is supported by Jeff Walsh of Graves Engineering as sufficient to cover the outstanding issues. Mr. Bishop also noted that the Board has the right/ability to waive the 20% rule for surety retention.

MOTION by Mr. Christensen, **SECOND** by Mr. Parsons, to accept the petitioner's written request to reduce the amount being held as security for "Forest Hills Condominiums" to \$28,500.00, based on correspondence from Graves Engineering, Inc. and the Town of Grafton Subdivision Rules & Regulations. **MOTION** carried unanimously 5 to 0.

STAFF REPORT

Mr. Bishop encouraged the Board to avail themselves to the opportunity for a number of courses being offered at Holy Cross College through the Citizen Planner Training Collaborative Conference on Saturday, March 20, 2010.

Mr. Bishop noted that the Planning Board is scheduled to appear before the Finance Committee regarding the FY 2011 budget on Saturday, March 6.

Mr. Bishop also discussed his onsite meeting with Michael Martin regarding the outstanding issues to be completed at the "Oakmont Farms" Subdivision, which seemed to be moving in a positive direction with the Insurance Company. Mr. Bishop added that there was a follow-up pre-construction meeting also for the "Cortland Manor" Subdivision.

Mr. Bishop updated the Board on the Fisherville & Farnumsville Streetscape Committee meeting scheduled for February 18, 2010, at which time they will be reorganizing and putting together their agenda for the coming year.

MINUTES OF PREVIOUS MEETINGS

MOTION by Mr. Parsons, **SECOND** by Mr. Qualey, to approve the open session minutes of January 25, 2010 as drafted. **MOTION** carried unanimously 5 to 0.

The Board briefly discussed the Planning Board vacancies approaching, noting that Mr. Qualey was the only person who had taken out papers at this time. Ms. Miller noted there were still two vacancies on the Streetscape Committee to be filled.

MODIFICATION OF DEFINITIVE PLAN APPROVAL – "GLENWOOD ESTATES I" SUBDIVISION – ABU CONSTRUCTION, INC. (APPLICANT/OWNER) – EXTEND CONSTRUCTION DEADLINE

Mr. Parsons read the legal notice and Chairman Spinney opened the public hearing. Present for the hearing was Carl Hultgren of Quinn Engineering, Inc., representing Abu Construction, Inc.

Mr. Bishop wished to note that previously the Board had requested that Mr. Abu provide documentation to the Planning Board that he had combined the Surety being held for Glenwood Estates I & II, due to the Glenwood Lane roadway being a common factor for both subdivisions. Mr. Abu had provided the requested letter and stated that.

Mr. Hultgren briefly reviewed the status of the subdivision with the Board, stating there was one outstanding issue of a fence to be placed around an existing detention basin, requiring a wetlands permit and Certificate of Compliance from the Conservation Commission and will be completed in the spring. Mr. Hultgren also added the As-Built

plans had a few typographical errors being corrected and that he was requesting a one-year extension to complete the subdivision.

MOTION by Mr. Hassinger, **SECOND** by Mr. Qualey, to close the public hearing. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to grant the applicant's written request to extend the construction deadline for "Glenwood Estates I" subdivision for one year. **MOTION** carried unanimously 5 to 0.

**SP 2010-1 GARY HENRICH, (APPLICANT/OWNER) – COMMON DRIVEWAY
– 115 PLEASANT STREET**

MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, that the application is not repetitive and to allow the re-submission for a public hearing on the recommendation of the Town Planner and the information submitted. **MOTION** carried unanimously 5 to 0.

Mr. Parsons read the legal notice and Chairman Spinney opened the public hearing. Present for the hearing from HS & T Group, Inc. were Engineer Tony Haghani, Project Manager Lesley Wilson, and Office Manager Crystal Carr.

Mr. Haghani reviewed the resubmitted plans with the Board noting they had moved the driveway down, and designed the site distance for up to 40 miles per hour.

Mr. Bishop pointed out that the house has been pushed back so as not to interfere with the existing adjacent home.

Chairman Spinney noted the house and driveway directly across from the proposed common driveway was missing from the plan. Ms. Wilson informed the Board that she had placed plan detail over the area of the house, but would revise the plan to show the house and driveway. Chairman Spinney also asked Mr. Haghani about the ownership of the land needed for an easement. Mr. Haghani stated Mass Electric owned the property and they were inclined to allow them onto the property. Chairman Spinney asked if there was anything provided in writing and was told not at this time. Mr. Hassinger added a written agreement would also be required from the Town. Chairman Spinney indicated these agreements would be required before the Board could give any approval.

Attorney Antonellis, representing HS & T Group, Inc., informed the Board that since this was a Special Permit approval, the Board can build conditions into the decision to control how the applicant is required to proceed. Attorney Antonellis also pointed out that it is burdensome to the applicant to acquire any agreements without the Planning Board's approval first. Attorney Antonellis stated that all his client needs is a construction easement and a temporary license to enter the property to cut brush and remove earth.

Mr. Bishop also noted that Graves Engineering had indicated to him that when the plan was dropped off to him on Friday afternoon, he did not have time to look at the details of the plan to see if it was satisfactory. Mr. Hassinger stated Graves review would be required prior to approval also.

Mr. Qualey added that the Police Chief had made comments about clearly marking that there were three homes being served by this common driveway.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to accept the applicant's written request to continue the public hearing to February 22, 2010 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

SP 2009-11 HILLTOP PROPERTIES, LLC (APPLICANT/OWNER) – "HILLTOP PLAZA" – 100 MILFORD ROAD

Chairman Spinney opened the public hearing. Present for the hearing were Owner/Applicant Rocco Addeo, his engineer Mike Weaver of Guerriere & Halnon, Inc. and his attorney Joseph Antonellis.

Mr. Weaver informed the Board there were three issues to be addressed from the last meeting regarding the bus stop across the street, the sign, and the aesthetics on site. Mr. Weaver stated he had submitted information from the school department concerning the number of students involved at the bus stop. Mr. Weaver added that his client will retain his plan for the internally illuminated sign, which meets the Town's requirements, and that the aesthetics appear to blend well with the area, particularly with the clapboard "barn-style" look, which is not the flat roof, strip mall commercialized look.

Chairman Spinney asked if there was any new testimony.

Gregory Lagueux of 30 Alfalfa Drive stated previously voiced concerns of the abutters, but concluded his main concern was the number of possibilities for the entire complex operating on extended hours and Saturday & Sunday services.

Mr. Qualey stated he would like the applicant to consider installation of a sprinkler system, not only for the safety of the firefighters in this Town, but also for the applicant's possible benefit of be able to recoup with some lower insurance premiums.

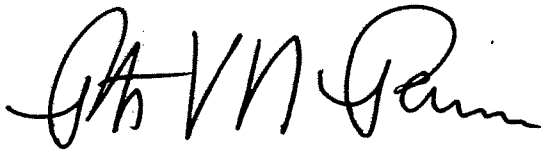
Mr. Hassinger informed the applicant that the Board would like the crosswalk to be very visible, to be more than a standard crosswalk and coordinated with the DPW; to have warning signs placed designating vehicles are approaching the crosswalk, and the posted advanced warning for the school bus stop.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to close the public hearing. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to direct Staff to draft a decision, taking into consideration all the information received and the Findings and Conditions discussed. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 8:14 p.m.

A handwritten signature in black ink, appearing to read "Peter Parsons", written over a horizontal line.

Peter Parsons, Clerk

